



Louisiana Housing Finance Agency

The following resolution was offered by Commissioner Donald B. Vallee and seconded by Commissioner Joseph M. Scontrino, III:

RESOLUTION

A resolution to authorize the construction of 60 residential units, instead of 68 residential units, at Capital City South; and providing for other matters in connection therewith.

WHEREAS, on July 26, 2008 Congress passed H.R. 3221 (commonly referred to as the Housing and Economic Recovery Act of 2008) awarding funds to the state of Louisiana to implement the Neighborhood Stabilization Program ("NSP") for the assistance and redevelopment of abandoned and foreclosed property; and

WHEREAS, the Louisiana Housing Finance Agency Board of Commissioners ("BOC") on April 8, 2009 and April 14, 2010, approved NSP funding for the demolition, redesign, and redevelopment of a sixty-eight (68) residential unit apartment complex, Capital City South (CCS); and

WHEREAS, the Agency requested bids for demolition and contracted with Zimmer and Eschette, LLC to complete the demolition portion of the CCS project on November 1, 2009; and

WHEREAS, the Agency requested bids for architectural design services and subsequently contracted with Post Architect/EOA Architects (Post) on January 15, 2010 to design and monitor the construction of the sixty-eight (68) units CCS project; and

WHEREAS, Post designed the CCS Project to consist of 60 units and community center at the main site located on South 17th Street and 8 units located on Eddie Robinson Dr.; and

WHEREAS, Post issued construction bid documents requesting bids for the main site consisting of sixty units and a community center, and three alternates, with the eight units located on the Eddie Robinson Dr. listed as alternate one; and

WHEREAS, the Agency received four bids in response to the bid request, and it was determined that all the bids exceeded the funds allocated for the total project (with the inclusion of the alternates); and

WHEREAS, D.Honore' Construction, Inc. submitted the lowest competitive bid at \$12,178,00.00 for the construction of 60 units and a community center at the main South 17th Street site; and

WHEREAS, the Agency entered into a contract for the construction of sixty (60) units and a community center on August 13, 2010, with D.Honore' Construction Inc. to meet NSP program deadlines; and

WHEREAS, the Agency initiated a value engineering process, as required by contract, to determine if additional funds could be recouped to facilitate the construction of the additional eight units at the Eddie Robinson Dr. site; and

WHEREAS, the Agency requested and received guidance from HUD regarding the Agency's obligation to provide a one-to-one replacement of units for the Capital City South Project, providing budget constraints and the remoteness of the second, smaller project site locations as its reasoning; and

WHEREAS, The Agency received authorization from HUD to reduce the unit density of Capital City South from sixty-eight (68) units to sixty (60) units, therefore not requiring the one-to-one replacement of units; and

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency, acting as the governing authority of said agency, that:

SECTION 1. The Agency is hereby authorized to build the Capital City South project inclusive of 60 units, instead of 68 units, and to provide for the development of one contiguous site, located at 150 South 17th Street, Baton Rouge, Louisiana.

SECTION 2. Agency staff and counsel are authorized, empowered, and directed as may be necessary to create, change, amend, and revise any existing documents, agreements and/or commitments as may be necessary to effectuate this resolution.

SECTION 3. The Chairman, Vice Chairman, President, Vice President, and/or Secretary of the Agency are hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Agency the terms of which are to be consistent with the provisions of this resolution.

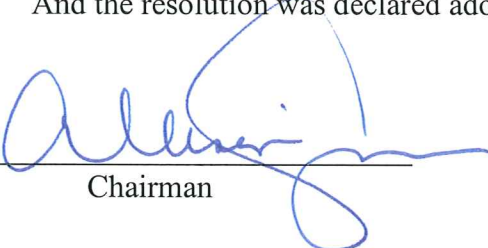
This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: Allison A. Jones, Michael L. Airhart, Katie Anderson, Adena R. Boris, Mayson H. Foster, Neal P. Miller, Joseph M. Scontrino, III, Frank H. Thaxton, III, Donald B. Vallee, Guy T. Williams

NAYS: N/A

ABSENT: Jerome Boykin, Sr., Alice Washington, Tyrone A. Wilson, Elsenia Young

And the resolution was declared adopted on this, the 13th day of April, 2011.


Chairman



Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency, do hereby certify that the foregoing three (3) pages constitutes a true and correct copy of a resolution adopted by said Board of Commissioners on April 13, 2011, entitled: "A resolution to authorize the construction of 60 residential units at Capital City South; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 13th day of April, 2011.


Secretary

(SEAL)